



2012 Beaver County Planning Commission Annual Report







The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, Article II, Section 207*, to submit by March 1st an annual report of its activities and projects for the previous year. At this time, Beaver County presents the 2012 Annual Report.

Beaver County Commissioners



*Dennis E. Nichols
Beaver County Board of
Commissioners
2012-present*

*Tony Amadio, Chairman
Beaver County Board of
Commissioners
2008-present*

*Joe Spanik
Beaver County Board of
Commissioners
2004-present*



Beaver County Planning Commission Board



Howard Stuber, Chairperson
July 1997-Present



Joseph Zagorski , Vice-Chairperson
March 1997 -Present



John W. Bragg
November 1997—Present



Judith Charlton
March 1979—Present



Mark A. LaValle
January 2003-Present



James A. Mitch
February 1986—
Present



Sandie Egley
March 2009—Present



Karen Barness
2010 - Present

Photo
Unavailable

Anthony Rosatone
March 1997-Present



Samuel J. Orr , III
Legal Council

Thank you to Mrs. Valerie McElvy and Mr. Mark Piccirilli for their years of service to the Board. Best wishes in all your endeavors.



Table of Contents

Comprehensive Plans..... 6

Ordinance Reviews.....6

Subdivisions and Land Developments..... 7

Building Permits.....13

Applications.....15

Beaver County Planning Commission Projects.....22

Technical Assistance.....24

**County Comprehensive Plans**

In 2010, The Beaver County Board of Commissioners adopted the *Beaver County Comprehensive Plan*. The Beaver County Planning Commission has taken an active role in trying to implement projects and recommendations from the plan. The Planning Commission will continue to work with partners to ensure that implementation of the recommendations is a priority in the communities.

Municipal Comprehensive Plans

The Beaver County Planning Commission did not receive any municipal comprehensive plans in 2012 for review. The County has offered technical assistance to the municipalities for securing funding to update plans.

Municipal Subdivision and Land Development Plans

The Beaver County Planning Commission received 1 request to review a Subdivision and Land Development Ordinance. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Economy Boro	January	Amending Chapter 163 of the Boro code (Subdivision & Land Development)

Municipal Codification of Ordinances

The Beaver County Planning Commission received one (1) Codification of Ordinances in 2012 from South Beaver Twp.

Municipal Zoning Ordinances and Amendments

The Beaver County Planning Commission received 21 requests for review of zoning amendments. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Independence Twp	Jan	Day Care Centers
Potter Twp	Jan	Oil & Gas
Big Beaver Boro	Feb	C-3, Limited Access Highway Area Commercial Dev Dist & Park III & OV—Adult Related Businesses
Monaca Boro	Feb	Oil & Gas
Shippingport Boro	Feb	Oil & Gas
Center Twp	March	Change from R-3 to C-2
Center Twp	March	Amendment to Commercial Vehicle Parking provisions
Monaca Boro	May	Solar Power Energy
Economy Boro	May	Rezone part of property owned by the Municipal Auth of the Boro of West View
Chippewa Twp	June	Ordinance # 243—to add municipal & public service admin. office as a conditional use in the R-3 district.
Monaca Boro	June	Update to Oil & Gas Article in their Zoning Ordinance
Industry Boro	June	Change zoning of certain property from C-1 General Commerce District to I—Industrial District
Chippewa Twp	July	Oil & Gas
Greene Twp	Aug	Oil & Gas
Hopewell Twp	Aug	Oil & Gas
Beaver Falls City	Aug	Change of zoning from R-1 to C-1 for 412 38th Street
Monaca Boro	Aug	Proposed Amendment to update the Recreational Vehicles Articles
Center Twp	Nov	Proposed Zoning Ordinance & Zoning District Map
New Brighton Boro	Dec	Proposed Amendments to their Zoning Map
New Sewickley Twp	Dec	Oil & Gas
Big Beaver Boro	Dec	2 Zoning Amendments Commercial Development District & Special Conservation District



Subdivisions and Land Developments

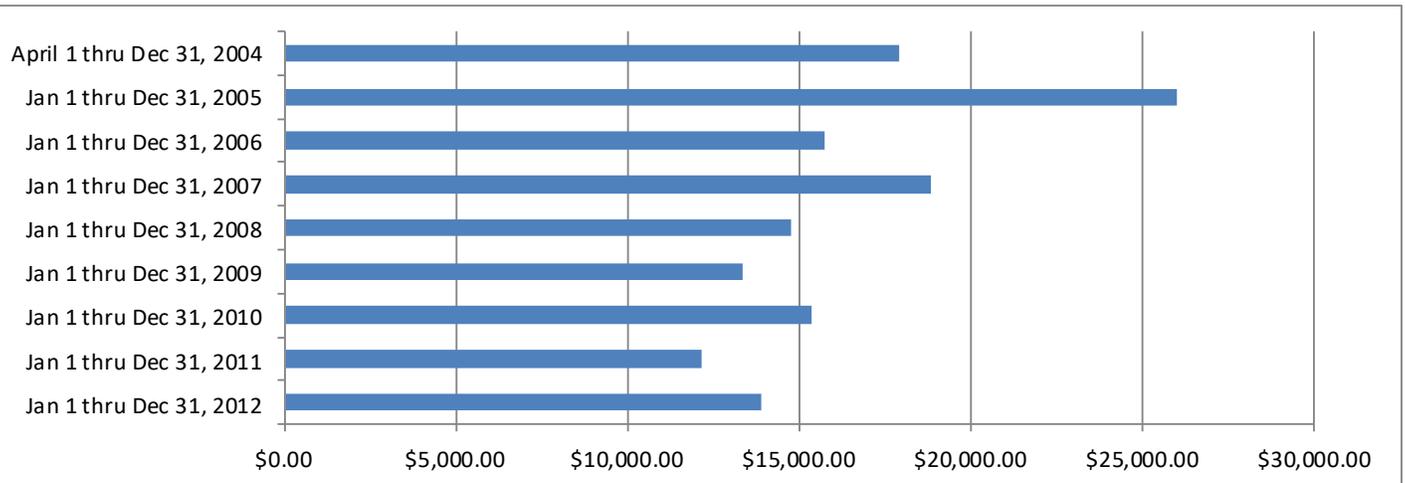
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805, No. 247 as amended, Article V* to review land development plans prior to municipal approval. The definition in the MPC for land developments is as follows:

“Land development” describes any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with section 503(1.1).

Plan Review Fees

The Beaver County Planning Commission began a fee collection for the review of subdivision and land development plan submittals in March of 2004. The chart below indicates the amount collected over the 8 year period to the end of 2012. The base fee was increased in April 2008 to \$75.00. The total amount collected from April 1, 2004 to December 31, 2012 was \$147,988.28

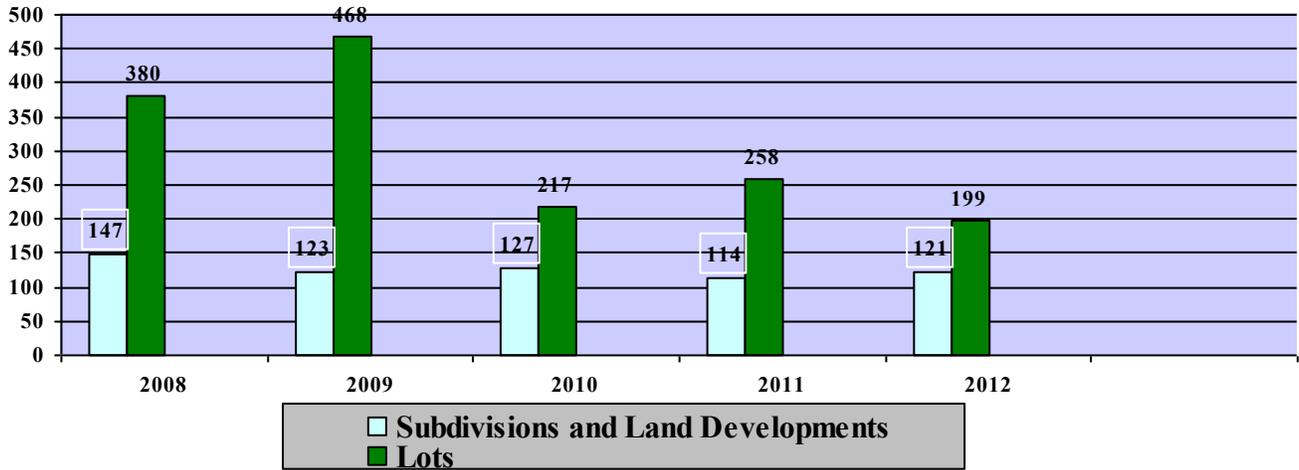




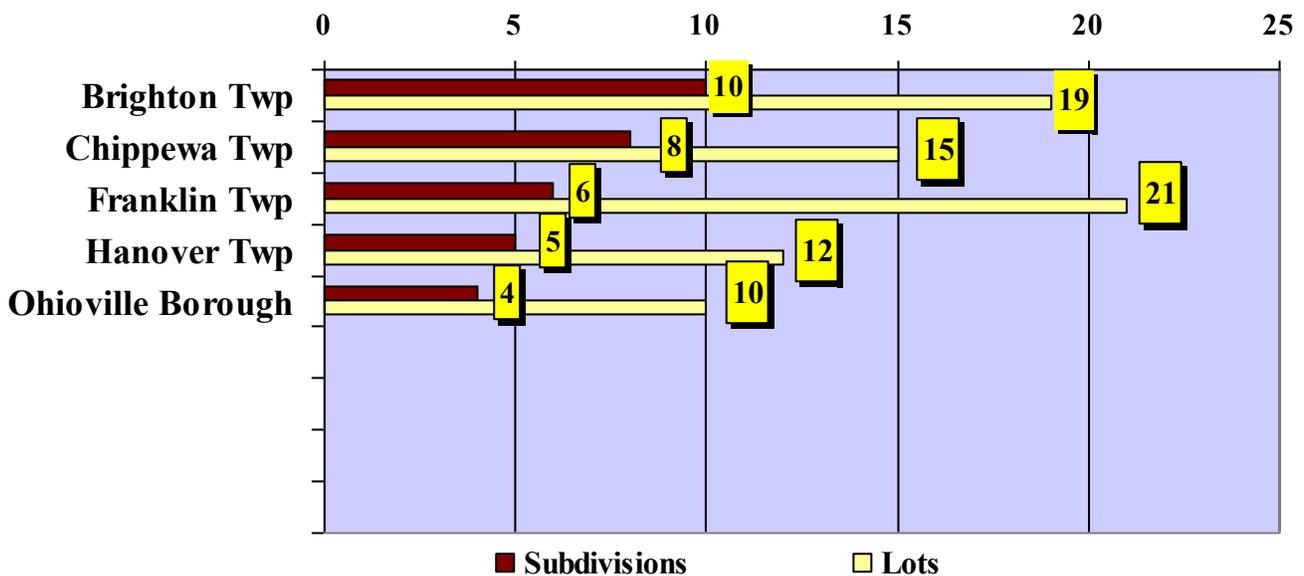
Summary

The Beaver County Planning Commission reviewed 121 subdivision and land development submittals during 2012. Of the submittals, 44 were minor subdivisions (two or less lots, lot line adjustments); 51 were major subdivisions (3+ lots); and 26 land developments (multi-family or non-residential). Lots created or proposed for development numbered 199. A total of 3,203 acres were affected.

5-Year Comparison



The municipality with the most lots was Franklin Township with 21 Lots. Brighton Township was second with 19 lots. Chippewa was third with 15 lots. Hanover was fourth with 12 lots and Ohioville was fifth with 10 lots.





Subdivisions and Land Developments

Beaver County School Districts

School District	Lots	Acres
Aliquippa	5	2.14
Ambridge Area	19	44.279
Beaver Area	21	452.693
Big Beaver Falls Area	12	56.9199
Blackhawk Area	25	674.8984
Central Valley Area	16	47.573
Ellwood City (BC)	0	0
Freedom Area	7	243.094
Hopewell Area	18	481.2995
Midland	0	0
New Brighton Area	12	13.3918
Riverside Beaver Co.	31	395.0723
Rochester Area	2	14.15
South Side Area	21	655.3289
Western Beaver Area	10	122.643
Total	199	3203



Beaver County School Districts

- DISTNAM**
- ALIQUIPPA
 - AMBRIDGE AREA
 - BEAVER AREA
 - BIG BEAVER FALLS AREA
 - BLACKHAWK
 - CENTRAL VALLEY
 - ELLWOOD CITY
 - FREEDOM AREA
 - HOPEWELL AREA
 - MIDLAND
 - NEW BRIGHTON AREA
 - RIVERSIDE/BEAVER
 - ROCHESTER AREA
 - SOUTH SIDE AREA
 - WESTERN BEAVER AREA



Ambridge School District Sr. High School

A breakdown of lots proposed and acres affected by each school district is shown here. The number of lots proposed does not necessarily mean that the lots will be developed; therefore, the actual impact of the subdivisions on the local school districts cannot be accurately determined. A large percentage of the subdivisions submitted were minor subdivisions (two lots or less) that generally have little effect on school enrollment.



Subdivisions and Land Developments

Aliquippa City

Ready Mix Plant LD (Castle Builders Supply)

Ambridge Boro

Ambridge Boro Mun Auth Storm Equalization Facility LD

Beaver Falls City

Geneva College Freshman Lot LD

Big Beaver Boro

Lindy Paving Storage Area LD

Center Township

Forza Group LD

ARDEX Warehouse Addition LD

CJ Betters LD (3348 Brodhead Rd) Preliminary & Final Plans

Mastrofrancesco Funeral Home LD

Chippewa Township

Airport Hotel LD

Auto Zone Store # 2579 LD

Darlington Twp

Nov Tuboscope LD

Siemens LD

Harmony Township

Ambridge Tube Mill DOC Burner Upgrade LD (IPSCO)

Beemac Trucking Fueling Station LD

Independence Township

McMichael Compressor Station LD

Patterson Township

Darlington Court LD Final Plans

South Beaver Township

Jon McCarter Freshwater Impoundment & Waterline LD

Lorenz Freshwater Impoundment & Waterline LD

Beaver Creek CDP LD

White Thorn Lodge LD (New Swimming Pool)

Gordon Pad LD

CTG (Gordon) Pad LD

McDanel Pad LD

Subdivisions and Land Developments by Municipality for 2012

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
City of Aliquippa	2	5	2.14	1	7.58	2
Ambridge Borough	1	8	8.84	1	1.4	0.4098
Baden Borough	0	0	0	0	0	0
Beaver Borough	0	0	0	0	0	0
City of Beaver Falls	3	5	0.8199	2	2.36	1.2245
Big Beaver Borough	3	5	55.64	1	15.54	6.5336
Bridgewater Borough	0	0	0	0	0	0
Brighton Township	10	19	452.503	0	0	0
Center Township	5	7	9.3459	6	72.2245	12.0377
Chippewa Township	7	11	426.767	2	2.9	0.4234
Conway Borough	0	0	0	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	2	4	26.62	2	38.9146	0.0435
Daugherty Township	1	2	0.94	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	5	9	34.069	0	0	0
Ellwood City Borough	0	0	0	0	0	0
Fallston Borough	1	2	3.5438	0	0	0
Frankfort Springs Borough	0	0	0	0	0	0
Franklin Township	6	21	327.1173	0	0	0
Freedom Borough	0	0	0	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	0	0	0	0	0	0
Greene Township	4	9	345.6853	0	0	0
Hanover Township	5	12	309.6436	0	0	0
Harmony Township	1	2	1.37	2	13.53	0.2386
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	1	3	46.002	0	0	0

**Subdivisions and Land Developments**

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
Independence Township	4	7	324.2925	1	187	1.9283
Industry Borough	0	0	0	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	1	1	0.867	0	0	0
Midland Borough	0	0	0	0	0	0
Monaca Borough	3	5	2.4991	0	0	0
New Brighton Borough	3	6	0.895	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	3	7	243.094	0	0	0
North Sewickley Township	4	9	67.088	0	0	0
Ohioville Borough	4	10	122.643	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	1	2	0.641	1	3.609	0.4224
Potter Township	2	4	35.728	0	0	0
Pulaski Township	1	2	8.013	0	0	0
Raccoon Township	4	8	111.005	0	0	0
Rochester Borough	0	0	0	0	0	0
Rochester Township	1	2	14.15	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	4	7	220.2704	7	553.0761	50.5044
South Heights Borough	0	0	0	0	0	0
Vanport Township	1	2	0.19	0	0	0
West Mayfield Borough	1	1	0.6	0	0	0
White Township	1	2	0.46	0	0	0
Total	95	199	3203	26	898.1342	75.7662

Subdivisions and Land Developments = 121 Total Submittals

Subdivision Acreage and Land Development Acreage = 4,100.1342 Total Acres

Building Permits**2012 BUILDING PERMITS**

		S.F.	CONSTR.	COMM'L/	CONSTR.			TOTAL	TOTAL
<u>DISTRICT</u>	<u>RESID.</u>	<u>COST</u>	<u>IND'L</u>	<u>COST</u>	<u>IMPR.</u>	<u>DEMOL</u>	<u>PERMITS</u>	<u>COST</u>	
01-07	CITY OF BEAVER FALLS	0	-	5	\$98,000	7	3	15	\$153,745
08	CITY OF ALIQUIPPA	0	-	1	\$150,000	1	0	2	\$151,855
09-12	AMBRIDGE BORO	0		6	\$188,200	5	0	11	\$229,300
13	BADEN BORO	0		3	\$9,900,000	43	1	47	\$10,244,791
14-16	BEAVER BORO	1	\$180,000	2	\$735,100	34	1	38	\$1,426,488
17	BRIDGEWATER BORO	2	\$215,000	0	-	4	0	6	\$249,400
18	CONWAY BORO	2	\$343,000	1	\$1,900,000	16	1	20	\$3,531,876
19	DARLINGTON BORO	0		0	-	0	0	0	-
20	EAST ROCHESTER BORO	0		0	-	0	0	0	-
21	EASTVALE BORO		NONE RECEIVED						-
22	ELLWOOD CITY BORO	0		0	-	4	0	4	\$40,000
23	FALLSTON BORO	0		1	\$200,000	1	3	5	\$202,500
24	FRANKFORT SPRING BORO	0		0	-	0	0	0	-
25-27	FREEDOM BORO	0		0	-	3	0	3	\$15,350
28	GEORGETOWN BORO		NONE RECEIVED						-
29	GLASGOW BORO		NONE RECEIVED						-
30	HOMWOOD BORO		NONE RECEIVED						-
31	HOOKSTOWN BORO		NONE RECEIVED						-
32	KOPPEL BORO	0		1	\$27,500	2	0	3	\$31,100
33	MIDLAND BORO	0		2	\$83,500	9	4	0	\$111,574
34-38	MONACA BORO	0		3	\$1,247,377	23	4	0	\$1,791,190
39-43	NEW BRIGHTON BORO	1	\$90,000	3	\$65,000	15	3	0	\$289,375
44	NEW GALILEE BORO	0		0	-	8	0	8	\$2,002
45	PATTERSON HEIGHTS BORO		NONE RECEIVED						-
46-49	ROCHESTER BORO	1	\$25,000	3	\$1,143,120	8	1	13	\$1,244,688
50	SHIPPINGPORT BORO	1	\$138,405	1	\$23,000	2	1	5	\$183,405
51	SOUTH HEIGHTS BORO		NONE RECEIVED						-
52	WEST MAYFIELD BORO	0		0	-	3	0	3	\$115,000
53	BIG BEAVER BORO	1	\$297,000	0	-	17	1	19	\$454,029
54	VANPORT BORO	0		3	\$2,120,233	9	3	15	\$2,202,858
55	BRIGHTON TWP	16	\$3,628,629	4	\$66,500	80	1	101	\$5,167,133
56	CENTER TWP	10	\$2,712,000	4	\$983,600	65	10	89	\$4,465,471
57	CHIPPEWA TWP	28	\$5,982,410	4	\$105,500	71	0	103	\$7,785,485
58	DARLINGTON TWP	3	\$390,000	0	-	12	1	16	\$579,050

**2012 BUILDING PERMITS**

		S.F.	CONSTR.	COMM'L/	CONSTR.			TOTAL	TOTAL
	DISTRICT	RESID.	COST	IND'L	COST	IMPR.	DEMOL	PERMITS	COST
59	DAUGHERTY TWP	0	-	2	\$30,500	39	2	43	\$433,999
60	ECONOMY BORO	75	\$12,785,394	10	\$695,300	161	3	249	\$15,763,026
61	FRANKLIN TWP	0	-	4	\$1,620,975	19	2	25	\$2,204,875
62	GREENE TWP	3	\$541,000	0		5	0	8	\$596,000
63	HANOVER TWP	2	\$128,000	0		0	0	2	\$128,000
64	HARMONY TWP		NONE RECEIVED						-
65	HOPEWELL TWP	20	\$3,745,215	2	\$210,000	52	2	76	\$4,800,240
66	INDEPENDENCE TWP	3	\$453,900	1		18	1	23	\$1,614,874
67	INDUSTRY TWP	0		3		16	0	19	\$54,400
68	MARION TWP	0		0		14	0	14	\$30,007
69	NEW SEWICKLEY TWP	30	\$5,340,867	7	\$1,023,323	47	1	85	\$7,375,406
70	NORTH SEWICKLEY TWP	0	-	0	-	0	0	0	-
71	OHIOVILLE BORO	1	\$106,000	1	\$45,000	43	4	49	\$885,340
72	PATTERSON TWP	6	\$750,000	1	\$1,000	9	0	16	\$830,905
73	POTTER TWP	1	\$120,000	2	\$108,567	2	0	5	\$323,567
74	PULASKI TWP	0	-	1	\$690,050	5	3	9	\$742,450
75	RACCOON TWP	1	\$63,000	0	-	23	2	26	\$581,180
76	ROCHESTER TWP	0	-	1	\$39,000	15	1	17	\$106,620
77	SOUTH BEAVER TWP	4	\$639,000	0		3	0	7	\$675,000
78	WHITE TWP	0	-	1		2	0	3	\$26,000
TOTALS		212	\$38,673,820	83	\$23,500,345	915	59	1202	\$77,839,554

TOP 5's**SINGLE FAMILY**

Economy Boro	30
New Sewickley	18
Center Twp	8
Chippewa Twp	7
Independence	7

COMMERCIAL/IND.

Chippewa Twp	15
Economy Boro	10
Center Twp	9
Midland Boro	8
New Sewickley	7

TOTAL PERMITS

Economy Boro	199
New Sewickley	86
Brighton Twp	74
Chippewa Twp	69
Center Twp	58

VALUE

Economy Boro	\$10,672,566
Brighton Twp	\$9,894,105
Chippewa Twp	\$9,519,300
Midland Boro	\$7,198,456
Hopewell Twp	\$5,505,253

NOTE: Disclaimer

This information has been compiled from reports made to the Beaver County Assessment Office by the 54 municipalities pursuant to the Fourth through Eighth Class Assessment Law. Although deemed as reliable information, the Beaver County Assessment Office cannot certify to the accuracy of such information.

PENNVEST

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state's deteriorating infrastructure. This fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans.

During 2012, the Beaver County Planning Commission reviewed and commented on 2 applications.

<u>Applicant</u>	<u>Project Description</u>	<u>Location</u>
Rochester Boro Sewer & Maintenance Auth.	2011 Sewer Improvements Project	Rochester Boro Bachelor St., Deer Lane, & Virginia Ave. CSOs.
North Sewickley Twp. Sewer Authority	Phase III and Eastvale Sewer Improvements	Harpers Ferry Rd., Glendale Rd., Mercer Rd., Wises Grove Rd.

Community Development Program of BC—FY 2011 CDBG program**CDBG Funded Sewer & Water Projects — June 2012**

City of Aliquippa - Sewer Lines and Storm Drainage System Study
- Permalog System Purchase

Conway Borough - Porter Street Water Line Replacement

Midland Borough - Midland Municipal Authority Replacement of Main Transmission Line
and Valves in Water Plant

Water Allocation Application

During 2012, the Beaver County Planning Commission did not comment on any Water Allocation applications.

Act 537 Sewage Facility Plan Revisions

The *Pennsylvania Sewage Facilities Act 537, as amended*, was enacted on January 24, 1966, to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 sewage facilities program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight. In 2012, the BCPC reviewed five (5) Act 537 Sewage Facilities Plan Revisions listed below.

<u>Municipality</u>	<u>Applicant</u>	<u>Descriptions</u>
Potter Twp	Rettop Development Corp.	Yellow Gate Estates Phase II - allow proposed lots 16 – 29 to be tapped into the public water system (Municipal Water Authority of Aliquippa). Sewage disposal: at-grade with ECOFLO units, on lots 16 – 21. The remaining lots 22 – 29 will be Perc Rite Micro-Mounds or Drip Irrigation
Franklin Twp	Zelienople Airport Authority	Construct approx. 2,290 LF of 8-inch diameter sanitary sewer, a grinder pump station, and 1750 LF of 2" force main to connect system with Western Butler County Authority wastewater treatment plant
Center Twp	Gateway Rehab Youth Center	Relocation of existing sanitary sewers as part of the construction of a three-story, 27,000 square foot youth center. Sewage flow of 6,980 GPD (18 EDU) to Elkhorn wastewater treatment plant
Independence Twp	Michael & Karen Alston	Alston Plan #1 - installation of two individual on-lot septic systems on a two lot subdivision of 11.95 acres. 400 gpd for two proposed single family dwellings with a combined sewage flow of 800 gpd
Hanover Twp	Joshua Maurer	Spring Lakes Estate Lot 4 Subdivision - installation of two individual on-lot septic systems on a two lot subdivision of 10.00 + acres each with a total acreage of 20.68 acres. 400 gpd for two proposed single family dwellings with a combined sewage flow of 800 gpd

Agricultural Security Area (ASA) Reviews

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43 as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the land owner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated, Seven-Year Review of its ASA, and any proposed additions/deletions between and during the mandated seven-year reviews.

In 2012, one Agricultural Security Area, located in Greene Township was submitted for review.



The Pictures show farms that are in the ASA program

EDU's— Equivalent Dwelling Units

gpd—gallons per day

LF—Linear feet



**PA DEPARTMENT OF AGRICULTURE
SUMMARY OF AGRICULTURAL CONSERVATION EASEMENTS BY COUNTY - 12/13/12**

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Adams	146	19,900	35,129,330	1,765
Allegheny	23	2,460	15,791,074	6,419
Armstrong	3	261	514,510	1,975
Beaver	22	2,264	5,665,270	2,502
Bedford	15	2,845	1,818,422	639
Berks	645	65,118	136,653,036	2,099
Blair	43	6,251	5,912,270	946
Bradford	10	2,530	1,980,049	783
Bucks	131	11,697	104,428,692	8,928
Butler	41	4,558	14,425,073	3,165
Cambria	11	1,903	2,017,080	1,060
Carbon	17	1,323	2,981,763	2,254
Centre	39	6,357	13,411,965	2,110
Chester	245	22,073	124,271,485	5,630
Clinton	21	2,198	2,220,980	1,010
Columbia	33	3,424	3,243,455	947
Crawford	4	894	893,883	1,000
Cumberland	125	15,199	39,565,011	2,603
Dauphin	142	14,060	19,585,261	1,393
Delaware	2	198	2,678,360	13,527
Erie	55	6,892	12,345,630	1,791
Fayette	18	2,021	2,205,393	1,091
Franklin	118	15,600	29,208,558	1,872
Fulton	3	189	512,362	2,717
Greene	2	209	169,284	810
Huntingdon	6	691	956,309	1,384
Indiana	8	810	1,420,940	1,754
Juniata	17	2,245	1,489,283	663
Lackawanna	49	4,250	7,355,611	1,731
Lancaster	714	62,172	156,492,344	2,517
Lawrence	22	2,281	2,411,259	1,057
Lebanon	143	16,877	28,320,832	1,678
Lehigh	250	20,692	65,103,658	3,146
Luzerne	25	2,519	6,828,450	2,711
Lycoming	64	8,181	7,600,870	929
Mercer	43	7,141	5,818,560	815
Mifflin	19	2,137	2,343,661	1,097
Monroe	101	6,984	20,187,552	2,890
Montgomery	139	8,607	99,262,976	11,533



**PA DEPARTMENT OF AGRICULTURE
SUMMARY OF AGRICULTURAL CONSERVATION EASEMENTS BY COUNTY - 12/13/12**

County	Number of Farms	Number of Acres	Purchase Price	Average Price/Acre
Montour	12	921	781,056	848
Northampton	117	12,186	52,327,433	4,294
Northumberland	17	2,018	2,376,553	1,177
Perry	48	7,815	5,669,739	725
Pike	1	98	295,200	3,000
Potter	7	1,136	821,615	723
Schuylkill	94	10,100	11,079,256	1,097
Snyder	21	2,320	2,927,628	1,262
Somerset	9	1,080	2,124,850	1,967
Sullivan	6	606	601,681	993
Susquehanna	29	5,870	4,739,213	807
Tioga	13	1,909	1,767,679	926
Union	70	7,280	8,831,093	1,213
Warren	2	310	294,652	951
Washington	28	4,587	7,857,547	1,713
Wayne	41	5,218	6,221,592	1,192
Westmoreland	80	10,928	22,309,155	2,042
Wyoming	9	1,388	1,405,682	1,013
York	246	38,374	66,105,466	1,723
Grand Total	850	114,146	198,537,088	1,739

**Projects for Review and Comment (Endorsement/Consistency Letters)**

During 2012, 40 projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Applicant</u>	<u>Project Name/Description</u>	<u>Location</u>
Hopewell Twp.	Hopewell Industrial Park Phase IIC	Hopewell Twp.
North Sew Sewer Auth.	Phase III & Eastvale CSS Sewer Improvement Project	North Sewickley Twp.
Franklin Twp.	Clearwater Estates Patio Home Development	Franklin Twp.
Hopewell Twp.	Sweet Brier LD County Ld Use Letter	Hopewell Twp.
South Beaver Twp.	Chesapeake Midstream Mgmt. LLC—Rolling Acres Pipeline Project	South Beaver Twp.
Harmony Twp.	Monark Student Transportation Corp.	Harmony Twp
Economy Boro	Village of Bradford Park Condo Plan	Economy Boro
Potter Twp.	Horsehead Brickyard Landfill	Potter Twp.
Vanport Twp.	Division Lane & Spring Lane Culvert Repair	Vanport Twp.
Chippewa Twp.	Chippewa Microtel	Chippewa Twp.
Potter Twp.	Yellow Gate Estates	Potter Twp.
PennDOT	SR 0588, Landslide Remediation of Section B16 Project	Marion Twp.
Appalachia LLC	Noss Centralized Impoundment	Hanover Twp.
PA Turnpike Comm.	Replacement of Bridge No WB 288 @ Milepost T-22.60	New Sewickley Twp.
Rochester Twp.	Gallo Park	Rochester Twp.
New Sewickley Twp.	Tri-County Commerce Park Industrial Warehouse	New Sewickley Twp.
Brighton Twp.	Perry Property Acquisition—DCNR C2P2 grant	Brighton Twp.
Lindy Paving, Inc.	Lindy Paving Storage Area	Big Beaver Boro
Utica Gas Service LLC	Maga Well Connect Pipeline Project	Chippewa Twp.
New Sewickley Twp.	Romigh Rd. Bridge Deck Replacement Project	New Sewickley Twp.
Sterling Enterprises Inc.	Sterling Enterprises, LLC—400 gpd SFTF	New Sewickley Twp.
First Energy	FENOC BV Power Station Dry Cask Storage System & Site Improvements	Shippingport
Brighton Twp.	PA DEP Recycling Grant (to pave part of the existing yard waste site)	1250 Brighton Road
CJ Betters Real Estate Corp	3348 Brodhead Road	Center Twp.
Center Twp.	Center Twp. Safe Routes to School	Center Twp.
Utica Gas Service LLC	Utica Gas Service, LLC—Maga Well Connect Pipeline Project	Chippewa Twp.
Utica Gas Service LLC	Utica Gas Services, LLC—Rolling Acres Pipeline Project	South Beaver Twp.
PVE Sheffler	BEEMAC Truck Fueling Station	Harmony Twp.
PennDOT	SR 151 Sec B05, Laurel Rd Slide Repair	Hopewell Twp.
PVE Sheffler	BEEMAC Trucking Fueling Station	Harmony Twp.
CDR/Maguire	Norfolk Southern Railroad bridge replacements WB-207, WB-208	Big Beaver & Homewood
Mazza Design Solutions	Mastrofrancesco Funeral Home LD	Center Twp.
Ambridge Boro Mun. Auth.	Wastewater Equalization Facility	Ambridge Boro
Ambridge Boro Mun. Auth.	Fourth Street Force Mains	Ambridge Boro
PA Soil & Rock Inc.	Pine Valley Camp	North Sewickley Twp.
Chippewa Twp.	Chippewa Veterans' Park	Chippewa Twp.
North Sew Sewer Auth.	Phase III and Eastvale Sewer Improvements PENNVEST Funding	North Sewickley Twp.
Betters Real Est. Holdings	5 Residential Buildings, Utilities & a street	Patterson Twp.
Chippewa Twp.	Chippewa Twp. Sanitary Auth. (CTSA) Office Complex	Chippewa Twp.
Big Beaver Boro	Koppel Reservoir Dam Breaches (2)	Big Beaver Boro

**Solid Waste (Municipal, Residual, and Hazardous Waste)**

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980, as amended**. For 2012, the Planning Commission received ten (10) solid waste permit applications for comment.

APPLICANT	LOCATION	PROJECT DESCRIPTION
Waste Mgmt. of PA	Ambridge	Minor permit modification for operating plan to salvage recyclable materials
Siemens	Darlington Twp.	Completion of review for revisions to the feed system for Kiln #6
FirstEnergy Generation	Greene Twp.	Extension Request for their Bruce Mansfield Plant Coal Combustion Byproduct Disposal Facility.
First Energy Generation Corp	Greene Twp.	Minor modification for Little Blue Run Residual Waste Disposal Impoundment (2) Ditch 6 Construction Certification Report – Little Blue Run Residual Waste Impoundment. For Central Geotube 2012-2 – Little Blue Run Residual Waste Disposal Impoundment.
PA Biodiesel Inc. (2)	Potter Twp.	Permit to construct/operate a new residual waste processing facility. (91A Montgomery Dam Road) Permit for acceptance of liquid and/or sludge residual wastes that require solidification prior to acceptance at approved landfills.
Ambridge Transfer Station	Ambridge Boro	Minor Permit Modification (revisions to the radiation monitoring equipment specifications)
Valley Waste Transfer	Big Beaver, West Mayfield & Chippewa	DEP - Construction certification for their Valley Waste Transfer Facility.

Permit Application Notifications

The **Pennsylvania Department of Environmental Protection (Act 14, as amended)** requires that all applicants for non-mining environmental permits give written notice to each municipality in which they are located. These notices are forwarded to the County Planning Commission for review. In 2012, the Beaver County Planning Commission received and reviewed a total of 154 notifications.

<u>Type of Permit Application</u>	<u>Quantity</u>
<i>Air Quality Permits</i>	14
<i>Encroachment Permits</i>	33
<i>Mining Activity Permits</i>	2
<i>NPDES Permits</i>	35
<i>Railroad Permits</i>	1
<i>Solid Waste Permits (Residual/Municipal)</i>	10
<i>Water Quality Permits</i>	2
<i>Water Management Plan/Withdrawal Plan Permits</i>	7
<i>Oil and Gas Permits</i>	43
<i>Hazardous Waste Permits</i>	0
<i>Other</i>	7
Total Permits	154



Project Status Reports

The Beaver County Planning Commission presents a project status report to provide updates to the Planning Commission Board at its regular monthly meeting in order to maintain accurate lines of communication and monitor progress relative to the administration of grants.

Beaver County and Lawrence County Shared Greenways and Environmental Planner

The County Shared Greenways Coordinator handles the Grant administration and Environmental and Trail Planning in Beaver County. Below is a chart of 2012 grants within Beaver County. For a full project list, please contact the office.

Project	Project Description	Project Status
ORTC	North Shore Grant Application	Project to be completed Spring 2013
ORTC	EPA grant Application Brownfield Redevelopment	Project to be closed out Winter 2012
ORTC	NPS Water Trail grant	Project awarded to be completed Summer 2013
Floodplain Management	Assist municipalities with ordinance updates to the new regulations	Ongoing

E-library

E-library is a service of the Commonwealth of Pennsylvania which provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances over the internet for viewing by the public. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. E-Library receives all documents on a quarterly bases. www.elibrary.pacounties.org/Pages/default.aspx

Floodplain Maps

The BCPC received the preliminary maps in March 2010, and is currently working with local municipalities to prepare for implementation once the new maps become effective. The BCPC continues to work with FEMA, DCED, and municipalities until the effective date of the maps is announced.

Transportation Planning

Planning Commission staff participates in the Regional Freight Forum and Pedestrian and Bicycle Committee meetings at the Southwestern Pennsylvania Commission in Pittsburgh.

[Census 2010](#)

Census information is available on the three websites listed below:

www.census.gov

www.pasdc.hbg.psu.edu

www.spcregion.org

The Beaver County Planning Commission was successful in assisting the Census Bureau with help completing 2010 Census for Beaver County. *The information is available for Beaver County online as well as in hardcopy form at the Beaver County Planning Commission office.*

[Municipal Separate Storm Sewer Systems \(MS4\)](#)

Each year since 2003, the Department of Environmental Protection (DEP) through the ***Stormwater Management Act*** requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County along with thirty-three municipalities is required annually to:

- *Inspect and conduct tests on the county/municipal-owned outflows*
- *Prepare a yearly report to DEP*
- *Publish an annual public notice to its citizens concerning protection of stormwater*

In 2007, the Beaver County Planning Commission prepared the joint publication of the required notice for all the MS4 municipalities that are within or serve Beaver County. The BCPC coordinated this effort with each municipality paying its prorated portion of the advertisement cost.

In 2012, twenty-nine mandated communities participated in the joint ad.

[Countywide ACT 167 Stormwater Management Plan](#)

In 2009, Beaver County retained Kimball and Associates to complete Phase 1 of a countywide Stormwater Management Plan. The plan is funded seventy-five percent by the Department of Environmental Protection (DEP) under the Stormwater Management ACT 167. The Phase 1 was completed in 2010, and submitted to DEP for comments. DEP has requested the document be revised to include implementation of the document even though no state funds will be available for implementation of Phase 2. The revised document was sent to the DEP in May of 2012.

Marcellus Shale

Marcellus Shale is a unit of marine sedimentary rock found in eastern North America.

Named for a distinctive outcrop near the village of Marcellus, New York in the United States, it extends throughout much of the Appalachian Basin. The shale contains largely untapped natural gas reserves, and its proximity to the high-demand markets along the East Coast of the United States makes it an attractive target for energy development.



Horizontal drilling rig for natural gas in the Marcellus formation (picture derived from Penn State Web Site.)

For the year 2012, Beaver County received twenty five (25) Act 14 notifications related to gas drilling. The breakdown is as follows: 18 under the category of wellpad, access road and freshwater impoundment; 2 for temporary waterlines, and 5 for gas lines.



Marcellus Shale Map derived from Penn State Web Site)

Geographic Information System (G.I.S.) Activities

The **GIS System** is used to support planning-related activities and to support activities in other county departments as well as the Redevelopment Authority and the Agricultural Land Preservation Program.

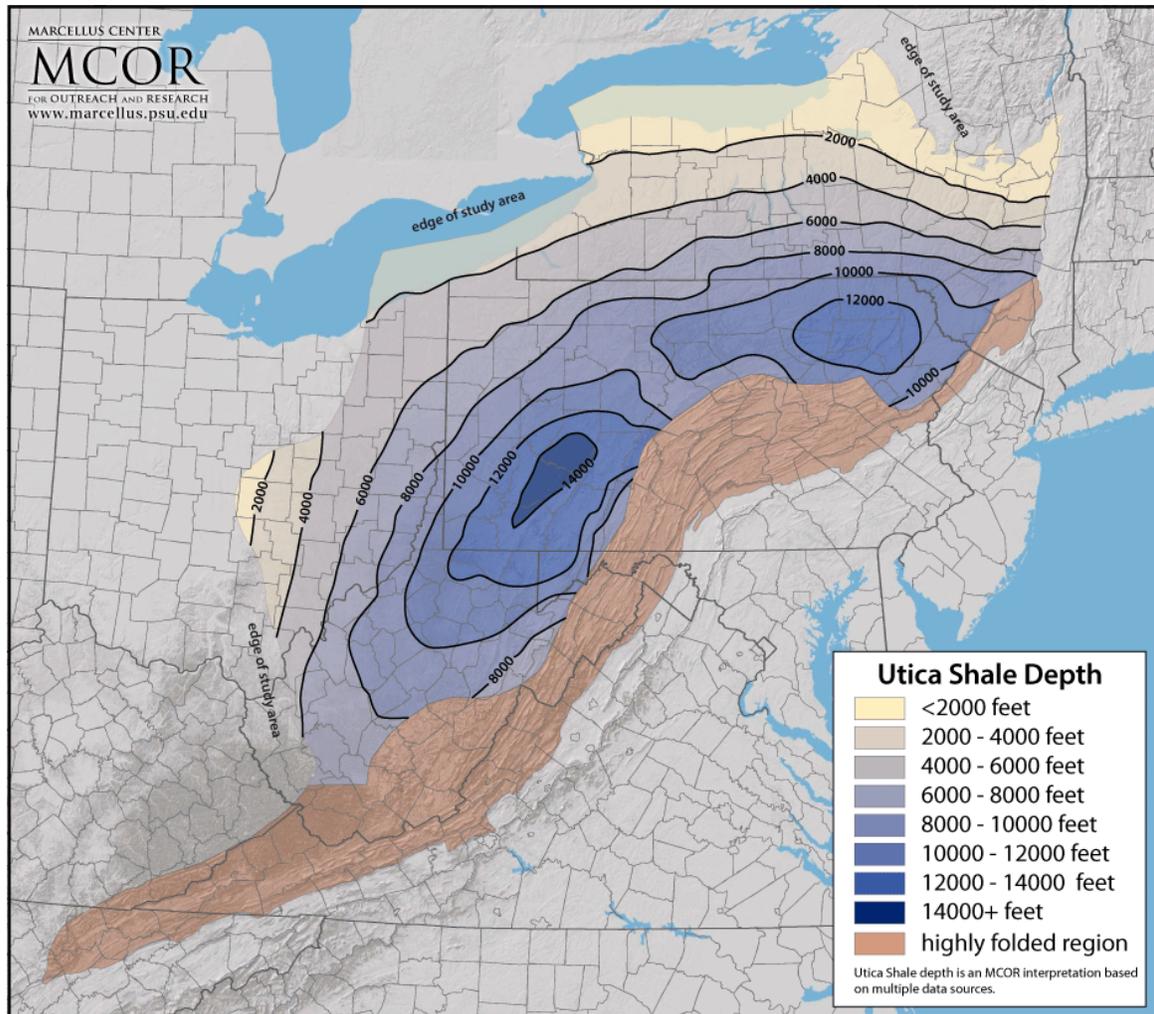


Photo of the Penn State Data Maps and Graphics.

Source: Marcellus Center Penn State

Economic Development

The Beaver County Planning Commission reviews land developments for the County. The following photographs show examples of completed land developments, those under construction, or proposed sites.

Ambridge



North Ambridge Retail Center LD



Economic Development

Big Beaver

Lindy Paving



Brighton Township



Shop ' n Save

Economic Development

Economy Borough



Villas of Economy



Economic Development

Harmony Township

MSI Hospitality Solutions LD



Midland

Lincoln Park Cafeteria



The Beaver County Planning Commission is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice-chairperson are selected by the Planning Commission board members and serve a two-year term. The 2012 Board Chairperson is Howard Stuber and Vice-Chairperson is Joseph Zagorski. This Board meets the third Tuesday each month at the Beaver County Courthouse in the Beaver County Planning Commission Conference Room, Beaver, PA 15009. The public meeting begins at 12:30 pm. The nine (9) Beaver County Planning Commission Board members are identified at the beginning of this report.

Beaver County Planning Commission staff

Frank Mancini, Jr., *Director of Planning & Economic Development*

Joseph C. West, *Department Manager of Planning*

William Evans, *Associate Planner*

Sue Jamery, *Senior Administrative Assistant*

Doniele (Andrus) Russell, *Shared Greenways and Environmental Planner, Beaver/Lawrence County*